

**411 47 Avenue SW**  
**Calgary, Alberta**

**MLS # A2268037**



**\$3,190,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Elboya                                            |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 3,618 sq.ft.                                      | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 5                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Triple Garage Detached              |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                                                                              |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                                                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Rubber                                                                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                          |                   |      |

Experience refined contemporary living in this exceptional Elboya residence, offering over 4,700 square feet of luxurious space designed for comfort and style. This sophisticated home features 5 bedrooms, 3.5 bathrooms, and a south-facing backyard with a covered deck—all set along a beautiful tree-lined street. The main level impresses with 10-foot ceilings and exotic walnut hardwood floors, complemented by a bright formal dining room, private office, and inviting family room. The chef-inspired kitchen showcases Miele appliances, a large island with quartz countertops, custom cabinetry, a spacious butler's pantry, and premium Riobel and Brizo fixtures. Upstairs, the expansive primary suite is a true retreat, featuring a stunning dressing room and a spa-like ensuite with heated floors, dual sinks, a freestanding tub, and a luxurious walk-in shower. Three additional bedrooms with generous walk-in closets, a laundry room, loft area, and bonus room complete the upper level. The lower level is designed for both relaxation and entertainment, offering in-floor heating, a theatre room, guest quarters, a steam shower, recreation area, and wine room. Outside, enjoy a beautifully landscaped garden, and your own private oasis with a relaxing hot tub and lounge area. A triple detached garage provides ample space for vehicles and storage. Perfectly situated near Elboya Park, top-rated schools, and boutique shopping, this remarkable home blends modern elegance with everyday convenience—a must-see property in one of Calgary's most desirable neighbourhoods. Click on the virtual tour or book your showing today.